



Wellesley

MASSACHUSETTS

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Wetlands Protection Committee Minutes 10/30/2014

Town of Wellesley
Wetlands Protection Committee
Meeting Minutes
October 30, 2014

Approved 02/12/2015

Meeting Location: NRC Office, Lower Level, Town Hall
525 Washington Street
Wellesley, MA 02482

Present: Members Robert Collins (Chair), Richard Howell, Carl Sciple, J.S. Waugh, and
Wellesley Wetlands Administrator Pam Helinek

Guests: Robert Ingram, Peter and Kim Mitchell, David Himmelberger, Jun Zhuang, Shawn
Humphrey, Peter Cadieux, Chima Ohaegbulam, Dan Gordon

6:30 pm **Public Voice**

There was no one present for Public Voice.

Administrative Business

- *Approve Meeting Minutes* – The minutes from 9/10 were distributed.
- *27 Wingate Road – Violations* – The Property Owner was not present. The trampoline has been moved. The NOI is due on 11/5.
- *8 Pickerel Road – minor or major plan change* – R. Ingram, representing the Property Owners, was present, and P. and K. Mitchell, the Property Owners, were present. Two native species were suggested as replacements for two species that would not grow due to shade. **R. Howell made and C. Sciple seconded a motion to accept the plan with the proposed minor modification; the WPC voted 4-0 to accept the plan as a minor modification to the Order.**
- *53 Windsor – possible violations* – Neighbors have expressed concern about heavy trimming of shrubs along the creek. There will be a site visit Thursday, 11/6.
- *Certificate of Compliance (COC) Request – 71 Arnold Road WPB-7* – There was a site visit on 10/28.

Supporting documents include

- Defina Residence – Plant List, prepared by Jacqueline Gould Landscape Design
- Plan: “As-Built Site Plan,” prepared by Jacqueline Gould Landscape Design, scale: 1/8” = 1’-0”, dated 10/13/2014, stamped by Jacqueline Gould Registered Landscape Architect 4033

J.S. Waugh made and C. Sciple seconded a motion to issue a full COC; the WPC voted 4-0 to issue the Certificate of Compliance.

- *Update: 20 Manor Ave* – D. Himmelberger, representing the Abutter, was present. The revised

restoration plan from Blue Flax has been sent to N. White at the DEP. There was some discussion on the retaining wall height.

- *Update: 19 Sunnyside Road* – No NOI # has been issued.

Public Hearings – New and Continued*

7:00 pm 8 Wilson Street – Request for Determination of Applicability (RDA)

Supporting documents include

- NOI and supporting documents, prepared by Jun Zhuang, dated 10/7/2014, stamped received by the NRC 10/9/2014
- Plan: “Plot Plan,” prepared by C&G Survey Company, scale: 1” = 20’, dated 10/4/2014, stamped received by the NRC 10/9/2014

There was a site visit on 10/28.

J. Zhuang was present.

R. Collins opened the hearing on a proposal to expand a garage over existing driveway in Riverfront Area to Fuller Brook.

The garage is being extended by approximately four ft. The pipe will not be touched. No new impervious and no change in drainage patterns or grading is proposed. There may be some minor excavation, about two ft. for the garage extension.

There will be no stockpiling, so there may not be any erosion issues.

R. Howell made and C. Sciple seconded a motion to make a negative determination; the WPC voted 4-0 to issue a negative determination.

The sign letter of determination was hand delivered at the meeting.

7:10 pm 45 Forest Street – Notice of Intent (NOI), MassDEP 324-0768

Supporting documents include

- NOI and supporting documents, prepared by Peter Cadieux, dated 10/15/2014, stamped received by the NRC 10/16/2014
- Plan: “Landscape Plan,” prepared by A Blade of Grass, scale: 1” = 16’, dated 10/16/2014, stamped received by the NRC 9/5/2014

There was a site visit on 10/28.

P. Cadieux, A Blade of Grass, representing the Property Owners, and C. Ohaegbulam, the Property Owner, were present.

R. Collins opened the hearing on a proposal to install a walkway, pillars, and fence in Riverfront Area to Caroline Brook.

A bluestone walk from the driveway to the front is proposed; there will be a crushed stone base. A wrought iron fence is proposed across the front of the property, and across the walkway to stone pillars. A drainage system is proposed as well as a trench drain in front of the garage that will tie in to underground

pipng and two drywells.

The existing parking area will be used.

Standard conditions apply.

C. Sciple made and J.S. Waugh seconded a motion to close and issue the Order; the WPC voted 4-0 to close and issue the Order.

7:30 pm 99 Old Colony Road - NOI, MassDEP 324-0766

Supporting documents include

- NOI and supporting documents, prepared by Field Resources, Inc., dated 10/16/2014, stamped received by the NRC 10/16/2014

There was a site visit on 10/28.

D. Simonelli, Field Resources, Inc., representing the Property Owners, was present.

R. Collins opened the hearing on a proposal to demolish the existing house, patio, and driveway and build a new house in the Buffer Zone (BZ) to BVW.

The wetlands delineation was done by D. Anderson. The 25-ft BZ is barely onto the property in the back corner.

The wall is timber, not concrete as previously thought. There is a substantial wetland in the back.

The 100-ft buffer intersects the existing home. The existing house occupies 2688 sq. ft. of area within the 100-ft. BZ. The proposed house occupies 1508 sq. ft. within the 100-ft. BZ. The house is being moved slightly further from the BVW, closer to the street. The shed and patio will be removed, reducing total impervious.

An infiltration system is proposed in the back, which will recharge for all the impervious within the 100-ft. BZ. There will be three Cultecs in the back and a PVC piping drainage system around the house is proposed.

The lot slopes from left to right. The proposed patio and retaining walls will maintain most of the grade on the right, and the slope on the westerly side will stay the same. The fence will be removed. There will be plantings within the 25-ft BZ; a waiver request has been filed.

A silt fence will be placed in front of the 25-ft BZ. The downed trees and invasives will be cleaned up.

Trees recommended for removal by the arborist are unhealthy or hazardous; a healthy maple will remain.

7:50 pm 108 Mayo Road – MassDEP NOI, 324-0767

Supporting documents include

- NOI and supporting documents, prepared by Field Resources, Inc., dated 10/16/2014, stamped received by the NRC 10/16/2014

There was a site visit on 10/28.

D. Simonelli, Field Resources, Inc., and S. Humphrey, the Abutter from 112 Mayo, were present.

R. Collins opened the hearing on a proposal to demolish an existing house and drive and build a new house in the Riverfront Area to Sunnyside Brook.

The inner riparian bisects the existing house and will bisect the proposed home. The existing home is 82.4 ft. from Sunnyside Brook; the bulkhead is the closest point. The proposed house will sit on the same line; the bulkhead will be placed on the other side of the house to keep it further away from the brook. The proposed impervious is 2137 sq. ft. with an increase of 727 sq. ft., which will be mitigated by two Cultecs in the back corner adjacent to the proposed patio. The proposed driveway is going over the existing driveway. The two existing trees will remain; there will be no need for mitigation.

The Abutter raised concerns about the placement of the infiltration system. There was discussion about placing it under the patio or outside the BZ.

Wattles are being placed for erosion control between the proposed house and the Abutter's property.

There was discussion on a special condition for work done in the driveway to ensure excavation doesn't damage neighboring trees.

The Abutter raised additional concerns about the lack of screening trees between the two properties.

8:15 pm 20 Shore Road – Minor Modification of Proposed Plan

D. Gordon, representing the Property Owners, was present.

Changes to the proposed plan include changing the natural stone wall to masonry block. The vegetation has been reduced, and the infiltrator was downsized based on a reduction in the impervious in the proposed changes.

The landing will be a wood deck instead of masonry, reducing impervious by 68 sq. ft. Removing the fireplace reduces the masonry by six sq. ft. The stairs to the lower terrace are being modified, which will reduce 232 sq. ft. of impervious. The paving in the back has been reduced; the terrace area will be 90 sq. ft. The steppers at the dog run have also been removed.

The Cultec structures have been removed and are being replaced with one NDS. The fern and sedges will be reduced by 66 percent; the area was overplanted in the previous plan.

Coconut fiber erosion controls will be used on the slope.

C. Sciple made and R. Howell seconded motion to accept the minor modifications to the plan; the WPC voted 4-0 to accept the changes as a minor modification to the Order.

Administrative Business (continued)

- *Fuller Brook Trail* – The path is being moved three ft. to save a large willow. **R. Howell made and C. Sciple seconded a motion to accept the change as a minor change to the Fuller Brook plan; the WPC voted 4-0 to accept the change as a minor modification to the Order.**
- *Update: 978 Worcester Street* – There are no outstanding enforcement orders.
- *Review of 2015 meeting calendar* – 11/20 and 12/8 are the remaining meetings for 2014. The 2015

- schedule will be discussed at the next meeting.
- *Discussion: New Committee Member* – There was discussion on potential candidates.
 - *Discussion: Updates to Wellesley Bylaw Regulations* – There was discussion on J. Rockwood's proposal to update the regulations.
 - *Tenacre Country Day School Science Building* – The school wants to put on an addition; the science building is in the BZ. Three paths are proposed, which would require excavation; the added impervious from the addition will be 35 x 35 ft.. There was discussion whether it should be an RDA or an NOI.
 - *Pool Draining Practices* – There was discussion on posting a draft for comment on the NRC; posting the guidelines in the NRC newsletter is another possibility.
 - *55 Livingstone* – The potential buyer wants to level the yard and put in a retaining wall right to the 25-ft. BZ.

Adjournment

R. Howell made and J.S. Waugh seconded a motion to adjourn; the WPC voted 4-0 to adjourn.

Respectfully submitted,

Marion Heller
WPC Administrative Assistant